

# PARC LLANGEWYDD LAND AT WEST BRIDGEND

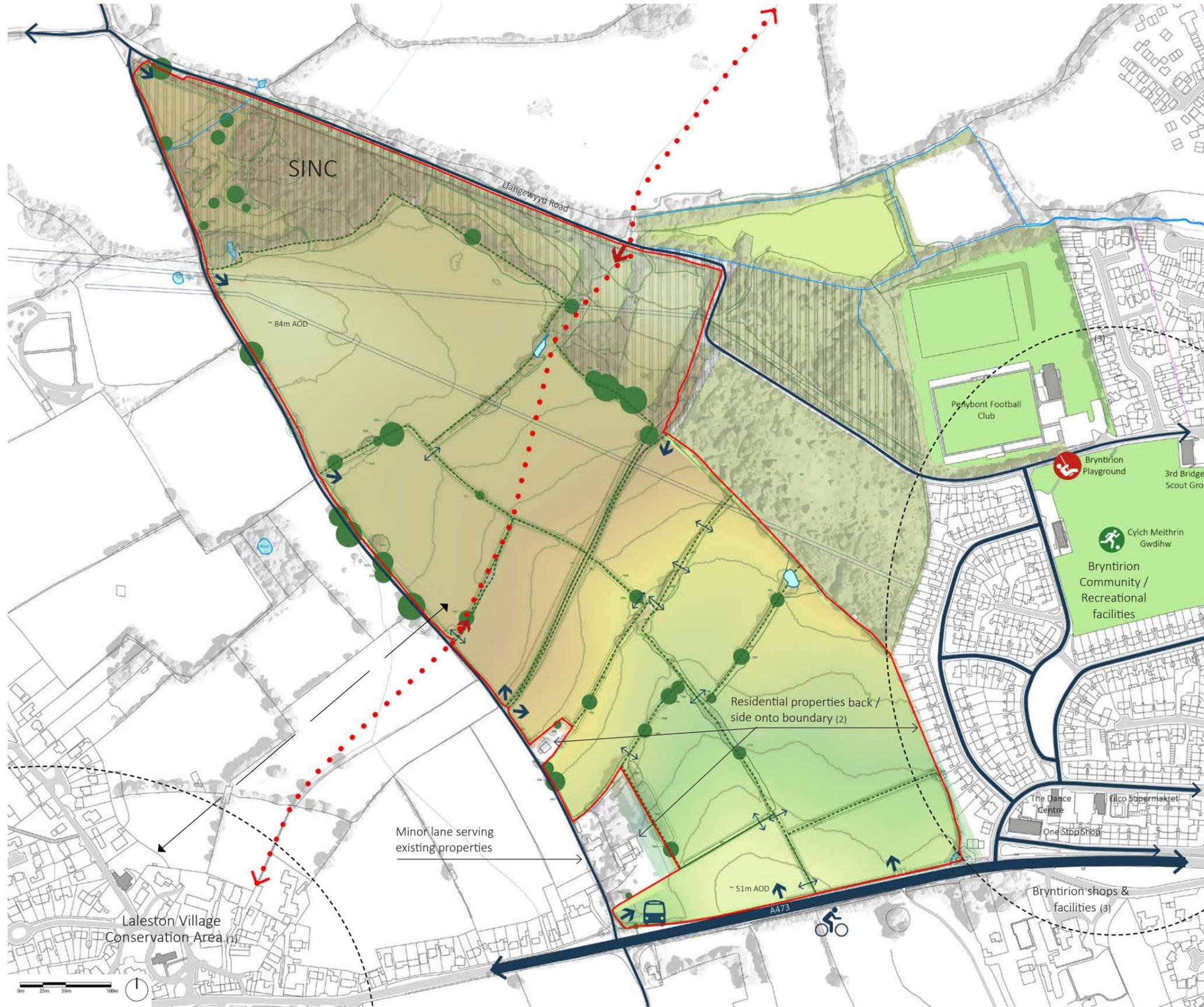


LDP CANDIDATE SITE  
DRAWING BOOKLET

ISSUE: MARCH 2021 | VERSION 02

# PARC LLANGEWYDD | LAND AT WEST BRIDGEND

## KEY SITE FEATURES & CONSTRAINTS PLAN



### KEY

#### Key Site Features / Constraints:

-  Site Boundary 36.85ha [91.06ac]
-  Existing ponds / watercourses
-  Existing field boundaries
-  Existing parallel hedge / track
-  Existing field access
-  Public Right of Way (PROW) connection
-  Public Right of Way
-  Overhead Electricity Cable
-  Site of Important Nature Conservation (SINC)
-  Existing Tree / Hedgerow
-  Adjacent Playground
-  Playing fields
-  Public Open Space / Recreational Facilities
-  Surrounding road network
-  Minor lane - access limited
-  Bus stop adjacent to site
-  Cycle route
-  2m Lidar Contours  
High: 83.8m AOD to Low: 51.5m
- 1. Laleston Village and Conservation Area
- 2. Residential properties back / side on - over looking privacy consideration
- 3. Proximity to Bryntirion community and recreational facilities /services

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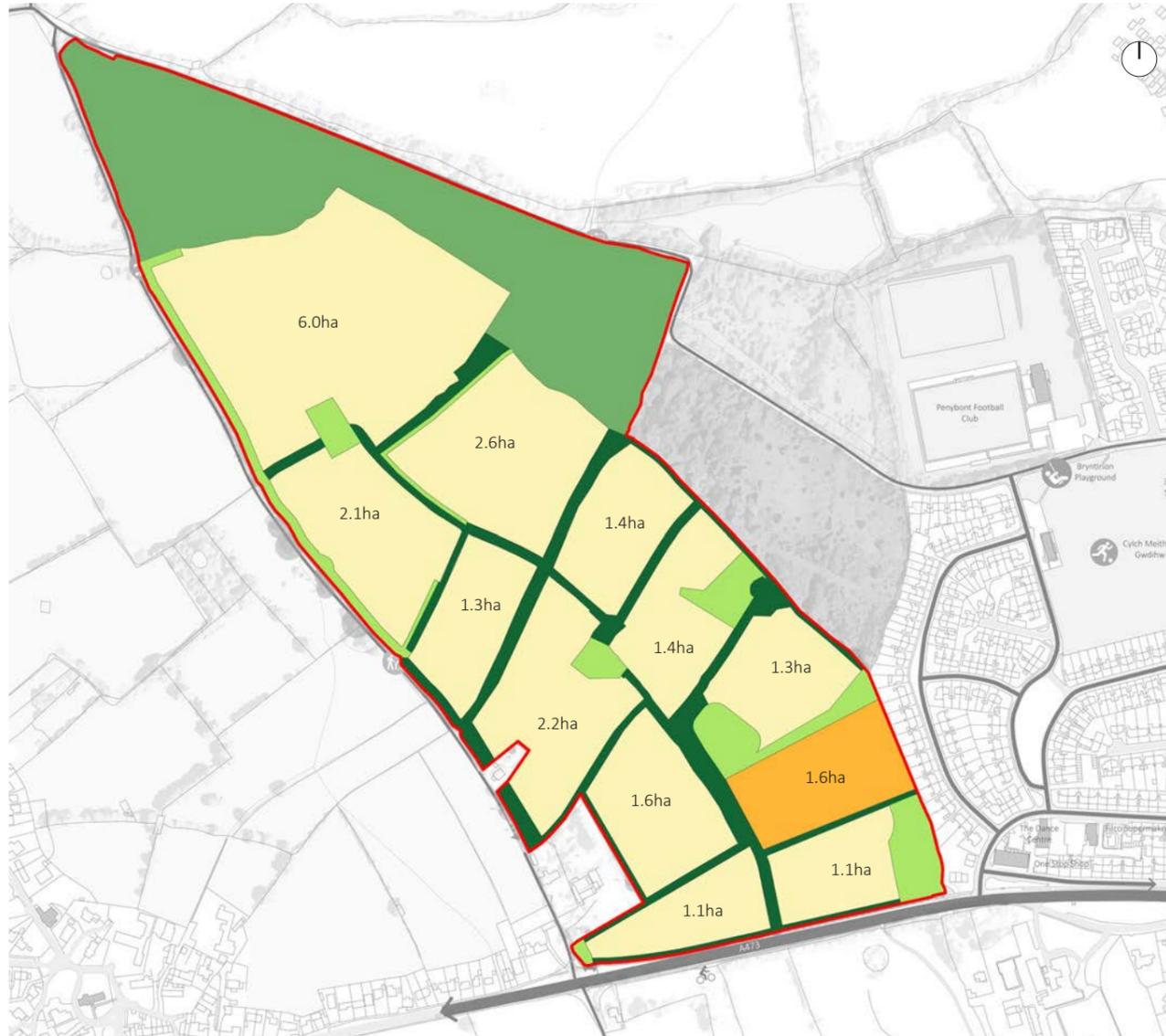


## PLACEMAKING PRINCIPLES

-  Site Boundary 36.85ha [91.06ac]
-  Residential - High quality, mixed tenure residential community with distinct character areas responding to the site context and creating a sense of place. Variation in built form and density, positively fronting streets and areas of public open space.
-  Education- 1.5 form entry Primary School and 45 nursery places, set within 1.6ha green space, incorporating playing fields and SUDS and sensitively integrated within existing hedgerows and tree planting screening and softening views along eastern edge
-  Healthy Neighbourhoods - A coherent and attractive network of green streets, walking and cycling friendly routes, and open space promoting active travel, health and well being and enhancing biodiversity.
-  Indicative bus stop location on Main Street / The Crescent
-  Public Right of Way (PROW)- wayfinding system / interpretation.
-  'Parc Llangewydd Link' - realigned PROW along existing green corridors.
-  Formal shared foot and cycle route set within green corridor.
-  'Y Berth' - Informal track through existing hedgerow corridor.
-  Woodland Area / SINC: Nature Conservation Area / Wetland Habitat / Informal green space for people to experience nature.
-  Significant multifunctional network of green spaces, retaining/maintaining/ re-providing hedgerows, trees and SUDS features.
-  Public Open Space that may incorporate formal play equipment; natural play and landscape detention basins that provide amenity and biodiversity benefits.
-  Wetland habitat / flood out area / SUDS feature.
-  Western Linear Park- Wide, naturalised green buffer between the Lane and proposed residential area softening views and creating/maintaining wildlife corridors.
-  Local Equipped Area of Play (LEAP) and Local Area of Play (LAP).
-  Local Area of Play (LAP)
-  Local Landscape Area of Play (Softer landscape forms and features).
-  Trim Trail Adventure Play Zone
-  Trim Trail / Station.
-  Potential Emergency Access.



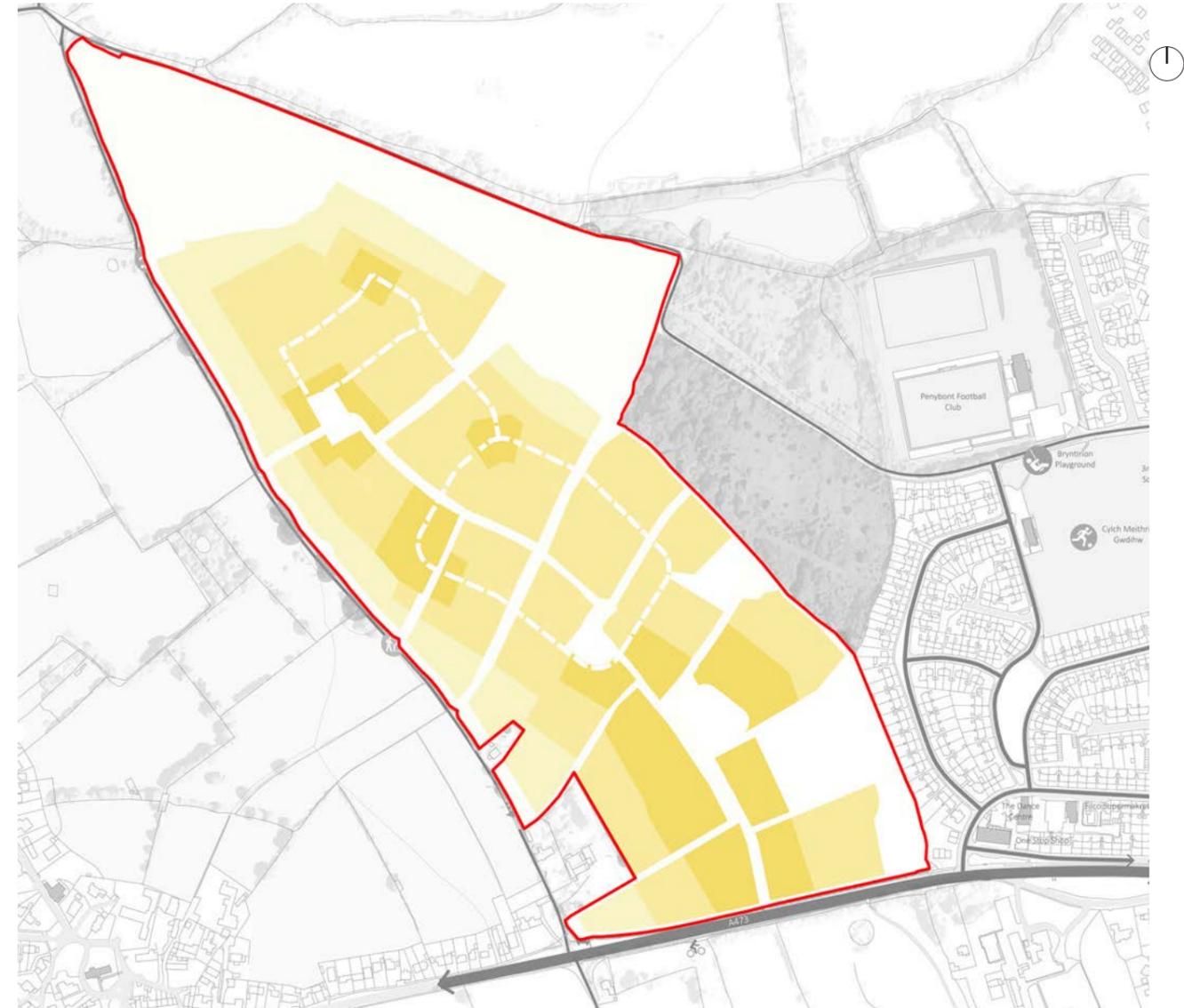
LAND USE



KEY

- Residential: 22.46ha  
(Circa 850 open market & affordable homes)
- Education: 1.6ha  
(1.5 form entry Primary School, 45 nursery places and formal outdoor sports)
- Woodland Area / SINC: 7.82ha  
(Natural/Semi natural area for nature conservation / new wetland habitat / SUDS / informal green space for people to experience nature)
- Formal Public Recreation & Open Space: 2.1ha  
(Children's play space / Informal amenity space)
- Green Infrastructure: 2.87ha  
(Green Streets, amenity green space)

DENSITY



KEY

- Medium to Higher density: 7.19ha  
More formal pattern of development. Mix of 2, 2.5 and 3 storey development.
- Medium to Lower Density: 4.77ha  
Informal pattern of development towards the outer edge of the development. Typically 2 storey development.
- Medium Density: 10.5ha  
Less formal pattern of development. Typically 2 storey development with occasional 2.5 storey/3storey focal building development.



**GREEN INFRASTRUCTURE**



KEY

- |  |                                                |  |                                                                             |  |                                                              |
|--|------------------------------------------------|--|-----------------------------------------------------------------------------|--|--------------------------------------------------------------|
|  | Formal Public Recreation / Open Space / SUDS   |  | Local Area of Play (LAP)                                                    |  | Shared foot/cycle route / green route                        |
|  | 1. Southern Park                               |  | Local Landscape Area of Play (LLAP)                                         |  | Footpath connection                                          |
|  | 2. Community Green                             |  | Trim Trail Adventure Play Zone                                              |  | Informal path                                                |
|  | 3. Corner Park                                 |  | Trim Trail / Activity station                                               |  | Bus stop located along ATR / Green Corridor                  |
|  | 4. Eastern Park                                |  | Existing trees / hedgerows retained where possible                          |  | Primary and Secondary Green Streets / SUDS / Avenue Planting |
|  | 5. Community Grow Garden                       |  | Primary formal sports provision                                             |  | Green Street / SUDS network                                  |
|  | 6. Western Linear Park / Parc Llangewydd Trail |  | 'Parc Llangewydd Trail' (Bridgend Circular Walk) / re-aligned PROW footpath |  |                                                              |
|  | Woodland Area / SINC / SUDS                    |  |                                                                             |  |                                                              |
|  | Multifunctional Green Infrastructure           |  |                                                                             |  |                                                              |
|  | Formal Equipped Area of Play (LEAP and LAP)    |  |                                                                             |  |                                                              |

**APPROXIMATE OPEN SPACE WALKING DISTANCES**



KEY

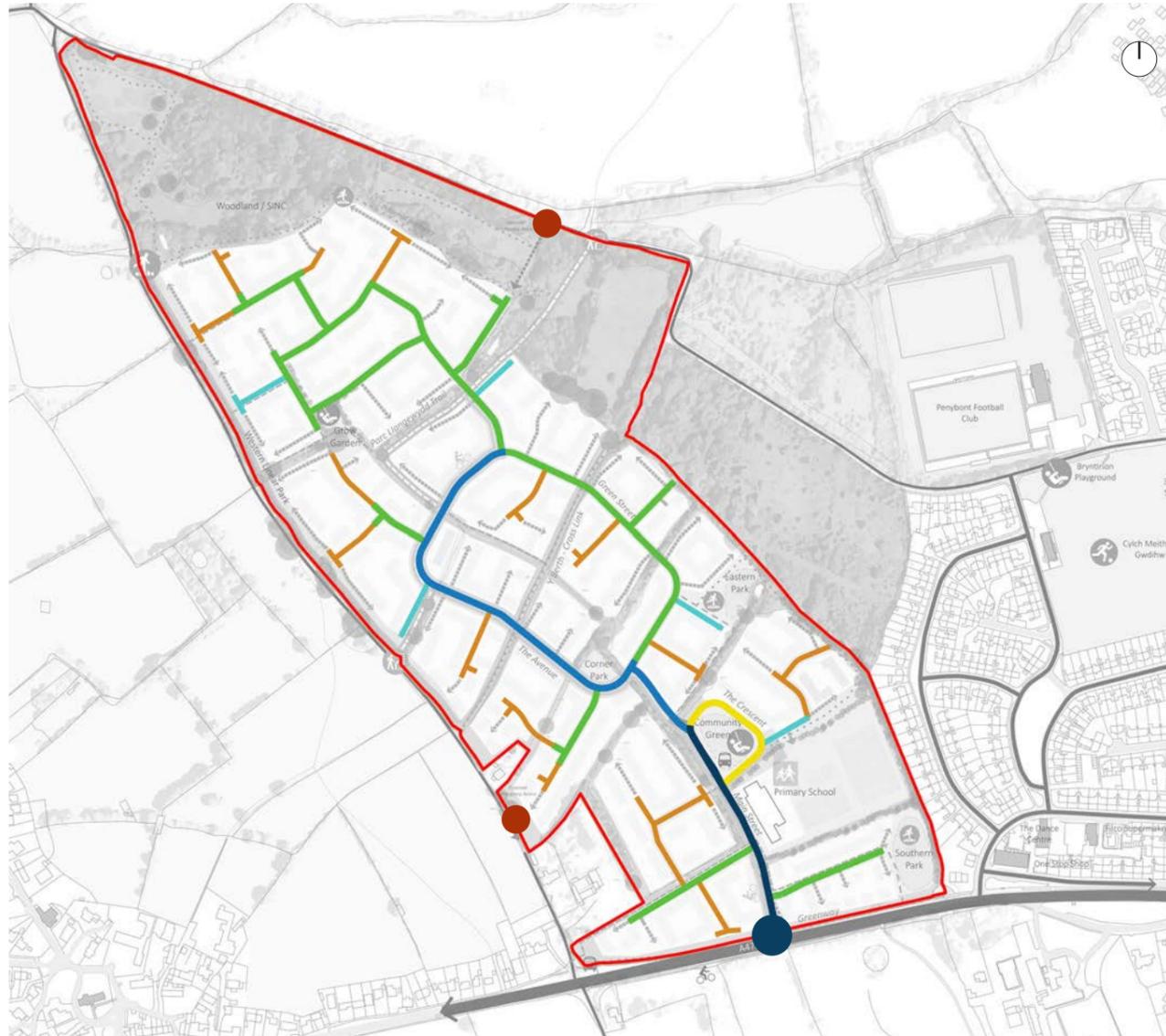
- |  |                                                                            |
|--|----------------------------------------------------------------------------|
|  | Approx formal open space / play space walking distance                     |
|  | Approx walking distance (metres from centre of activity zone to dwellings) |

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## PARAMETER PLANS



### STREET HIERARCHY



#### KEY

- |  |                                                                                                      |  |                                                                                                  |  |                                                                                                     |
|--|------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------|
|  | Site Access (all modes)                                                                              |  | The Avenue<br>(Primary Street accommodating shared foot/cycle path, swales, street planting)     |  | Inner Street<br>(Tertiary Street, on carriageway cycling)                                           |
|  | Potential emergency access point                                                                     |  | The Crescent<br>(Secondary Street accommodating bus loop, swales, street planting)               |  | Community Street<br>(Shared Street, link to POS / School)                                           |
|  | Main Street<br>(Primary street accommodating buses, shared foot/cycle path, swales, street planting) |  | Green Street<br>(Secondary Street accommodating swales, street planting, on carriageway cycling) |  | Lane / Private Drive (Shared Street)                                                                |
|  |                                                                                                      |  |                                                                                                  |  | * Car Parking Strategy: on plot/on street/ within courtyards, unallocated on street visitor parking |

### ACTIVE TRAVEL ROUTES



#### KEY

- |  |                                                                    |  |                                                                                 |  |                                         |
|--|--------------------------------------------------------------------|--|---------------------------------------------------------------------------------|--|-----------------------------------------|
|  | Pedestrian / Cycle access                                          |  | Y Berth Cross Link<br>(informal made footpath)                                  |  | Trim / Play Trail                       |
|  | Pedestrian access                                                  |  | 'Parc Llangewydd Trail' (Bridgend Circular Walk)<br>re-aligned 2m PROW footpath |  | Indicative informal path / nature trail |
|  | Future Pedestrian Access                                           |  | Existing PROW                                                                   |  | Connected street network                |
|  | Shared foot/cycle route (3m)                                       |  | Footpath connection                                                             |  | Bus Loop (clockwise)                    |
|  | Potential shared foot/cycle route connecting to future development |  |                                                                                 |  | Bus Stop (indicative only)              |



**CHARACTER & PLACE**



**BUILT FORM & KEY FRONTAGES**





INDICATIVE PHASING PLAN



KEY



Indicative Development Phase

Phase 1 – Southern Fringe and Community Heart

Phase 2 – The Hedgerows to Y Berth

Phase 3 – The Hedgerows north of Y Berth

Phase 4 – Woodland Edge



Community Cross Links

The existing dual hedgerow feature traversing the site will be ratified as an informal walking trail - **Y Berth/ The Hedgerows**. Openings in the route will ensure a safe, attractive and convenient trail experience.

The existing Public Right of Way through the site will be realigned along retained hedgerows and areas of open space to provide a more naturalistic and accessible connection. The **Parc Llangewydd Trail** (PROW) will connect the site to the wider Bridgend Circular Route. Opening along the route will provide space for 'natural' play stations forming part of the wider **Trim/Play Trail**.



Natural Edges

**Western Linear Park** will provide a natural, soft buffer to the outer edges of the site. The existing green hedgerows and trees along the lane will be retained and form the edge of a new natural park. A **Trim/Play trail** could be provided along the length of the linear park with equipped/ natural 'stations' providing opportunity for exercise and imaginative play.

**The Woodland** to the north/north-east is identified as a SINC, protected because of its nature conservation value, will be celebrated as a multifunctional 'green and blue' asset. Opportunities to create **wetland areas** in existing glades will extend the habitat and provide space for SUDS. Opportunities to provide controlled access, via an informal trail(s) of crushed stone path/ mown grass, will allow people to enjoy and appreciate nature without harming the sensitive environment. Allocating provision for **allotments** could also be considered.

Green Streets & Amenity Space

A network of attractively landscaped **Green Streets and Spaces** provided across the development will accommodate and link the essential green infrastructure for the site. Landscaped **SUDS features** will be integrated to manage surface water and create an aesthetically pleasing area to travel through. Other 'green elements' including generous gardens, hedges, trees, street trees and planting will provide further amenity space and help increase habitat and biodiversity.



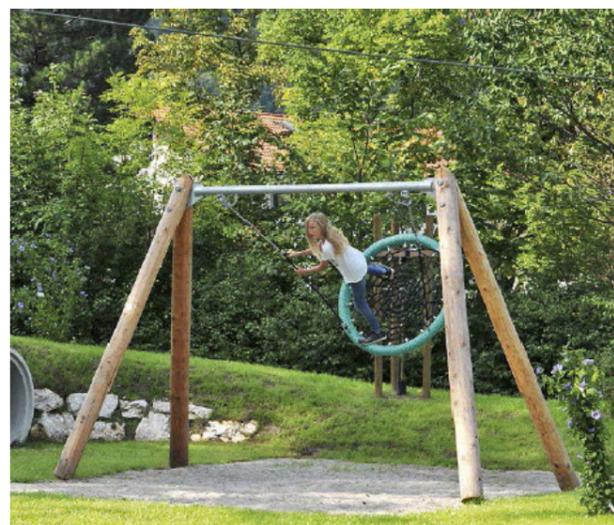
Natural Parks

**Southern Park, Eastern Park and Corner Park** will form a collection of softer areas of open space. The design of these spaces will incorporate unequipped natural spaces that encourage imaginative play, accommodate SUDS and support biodiversity.



Civic Parks

**Community Green** and a **Grow Garden** area will be located along the primary and secondary street network, well served by a designated walking and cycling paths. They will form the main 'civic' spaces to the development. The design of these space will incorporate both active and quiet areas and accommodate a wide range of activities, including formal equipped play areas and SUDS features integrated in a naturalistic way.



Formal Outdoor Sport Provision

**Parc Llangewydd Primary School** will play a much wider and multi-functional role in the community through addressing both the broad range of educational needs of children and young people during traditional school opening hours and also acting as community-based learning and recreational environments, especially during out-of-school hours and school holidays. A range of formal active recreational uses will be

provided on site, such as pitches, green courts and formal trim trails which could be made available to the wider community.

**Bryntirion Playing Fields, Penybont Football Club** and **Cylch Meithrin Gwdihwed Community Centre** are located to the north-east of the development, providing large outdoor areas of space and a play park for the wider community to utilise.